

WARRANTY DEED

Grantor (s) **MARK A. FOX**
To

Grantee (s) **MARIE GRANT**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good, legal, sufficient, and valuable considerations, the receipt of all of which is hereby acknowledged, we, the undersigned Grantor (s), do hereby sell, convey and warrant unto the above Grantee (s) the following described land and property situated in the County of **DE SOTO CITY OF SOUTHAVEN,** State of Mississippi, being more particularly described as follows, to-wit:
MARK A. FOX, CONVEYS HIS 1/4 INTEREST AS A TENANT IN COMMON TO MARIE GRANT, GRANTEE.

PART of Lots 1A, 1B, and 1C Revision of First Revision of Lot 1, **SOUTHVIEW COMMERCIAL PARK SUBDIVISION**, in Section 13, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per Plat appearing of record in Plat Book 9, Page 50, in the office of the Chancery Clerk of DeSoto County, Mississippi, and being more particularly described as **COMMENCING:** at the intersection of the West Right of Way of Southview Street and the North Right of Way of State Line Road; thence North 89 degrees 07 minutes 44 seconds West along the North right of way of State Line Road a distance of 137.00 feet to the true point of beginning; thence run North 1 degree 34 minutes 13 seconds east a distance of 271.86 feet to a point; thence run North 89 degrees 07 minutes 44 seconds West a distance of 115.88 feet to a point; thence run South 0 degrees 09 minutes 48 seconds West a distance of 266.86 feet to a point; said point being in the North Right of Way of State Line Road; thence run East along the North Right of Way of State Line Road a distance of 109.18 feet to the true Pt. beginning.
JANN E. FOX JOINS HER HUSBAND TO CONVEY ANY DOWER RIGHTS THAT SHE MAY HAVE IN SAID PROPERTY.

MARIE GRANT, THE GRANTEE IN THIS WARRANTY DEED, HEREBY AGREES TO TAKE OVER THE OBLIGATIONS OF MARK A. FOX AND TO ASSUME THAT CERTAIN CO-INVESTORS AGREEMENT ENTERED INTO BY MARK A. FOX AND WILLIAM D. HALE ON FEBRUARY 26, 1985, SAID AGREEMENT BEING OF RECORD IN THE POWER OF ATTORNEY LAND RECORDS OF DE SOTO COUNTY, MISSISSIPPI.

This conveyance is made subject to all applicable building restrictions, restrictive covenants, and easements of record.
The Grantee (s) herein by acceptance of this conveyance assume and agree to pay a pro-rata share of all ad valorem taxes for the year 1986.
WITNESS the signature of the Grantor **MARK A. FOX**, this day of **MARCH**.

JANN E. FOX

Jann E. Fox
Marie Grant
MARIE GRANT

MARK A. FOX

Mark A. Fox

STATE OF
COUNTY OF

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named who acknowledged that as respectively, for and on behalf of and by authority of they signed the above and foregoing instrument and affixed the corporate seal of said corporation thereto and delivered said instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND and seal of office this the day of

My commission expires:

Notary Public

STATE OF **TENNESSEE**
COUNTY OF **SHELBY**

PROPERTY ADDRESS
SOUTHAVEN MS. 38671

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named **MARK A. FOX & JANN E. FOX.** who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.
MARIE GRANT.

GIVEN UNDER MY HAND and seal of office this the 29th day of **MARCH 1986**

Filed @ 9:30A M, 2 April 1986

My commission expires:
NOVEMBER 21 1988

Recorded in Book 185 Page 559
H. G. Ferguson, Clerk

Notary Public

PREPARED BY **JOHN C. CALHOUN**
TENN. ATTORNEY # 5244
4266 WOODCREST, MEMPHIS TN. 38111

PROPERTY ADDRESS

1938 STATE LINE RD. SOUTHAVEN, MS. 38671